

149.0

0003

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

753,700 / 753,700

USE VALUE:

753,700 / 753,700

ASSESSED:

753,700 / 753,700

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 60 | | ROBBINS RD, ARLINGTON |

OWNERSHIPUnit #:

| | |
|----------|-----------------------|
| Owner 1: | DIETRICH STEPHAN & |
| Owner 2: | DIETRICH CECILE PENOT |
| Owner 3: | |

Street 1: 191 LOWELL ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GLOVER MARY A -

Owner 2: -

Street 1: 34 PEIRCE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,579 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2046 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 7 | Steep |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 5579 | | Sq. Ft. | Site | | 0 | 70. | 1.05 | 8 | | | | | | | | | 411,158 | | | | | | 411,200 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|---------------------|
| | | | | | | | | 98085 |
| | | | | | | | | GIS Ref |
| | | | | | | | | GIS Ref |
| | | | | | | | | Insp Date |
| | | | | | | | | 02/24/18 |
| | | | | | | | | USER DEFINED |
| | | | | | | | | Prior Id # 1: 98085 |

| PREVIOUS ASSESSMENT | | | | | | | | | | Parcel ID | 149.0-0003-0015.0 | Date | !11642! | | | | | | | | | | | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-----------|-------------------|------|---------|--|--|--|--|--|--|--|--|--|--|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | | | | | | | | | | | | | | | | |
| 2020 | 101 | FV | 339,500 | 3100 | 5,579. | 411,200 | 753,800 | 753,800 | Year End Roll | | | | | | | | | | | | | | | | |
| 2019 | 101 | FV | 266,100 | 3100 | 5,579. | 411,200 | 680,400 | 680,400 | Year End Roll | | | | | | | | | | | | | | | | |
| 2018 | 101 | FV | 265,500 | 3100 | 5,579. | 364,200 | 632,800 | 632,800 | Year End Roll | | | | | | | | | | | | | | | | |
| 2017 | 101 | FV | 265,500 | 3100 | 5,579. | 305,400 | 574,000 | 574,000 | Year End Roll | | | | | | | | | | | | | | | | |
| 2016 | 101 | FV | 265,500 | 3100 | 5,579. | 305,400 | 574,000 | 574,000 | Year End | | | | | | | | | | | | | | | | |
| 2015 | 101 | FV | 251,700 | 3100 | 5,579. | 264,300 | 519,100 | 519,100 | Year End Roll | | | | | | | | | | | | | | | | |
| 2014 | 101 | FV | 251,700 | 3100 | 5,579. | 255,500 | 510,300 | 510,300 | Year End Roll | | | | | | | | | | | | | | | | |
| 2013 | 101 | FV | 216,400 | 3100 | 5,579. | 243,200 | 462,700 | 462,700 | | | | | | | | | | | | | | | | | |

| SALES INFORMATION | | | | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|-----------|------|------------|-------------|--|------------|----|-----|-------|--------------|--|--|--|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | Notes | | | | | | | |
| GLOVER MARY A, | 1429-20 | | 12/31/2012 | Change>Sale | | 450,000 | No | No | | | | | | | | | |
| GLOVER NORMAN J | 680-47 | | 10/12/2000 | Family | | | No | No | | | | | | | | | |
| GLOVER NORMAN & | 680-47 | | 1/1/1901 | | | | No | No | N | | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | |
|------------------|--------|----------|---------|-----|------------|----------|------------|---------|------------|----------------------|-----|---------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 2/27/2013 | 257 | Add Bath | 130,000 | | | | | | 2/24/2018 | MEAS&NOTICE | HS | Hanne S | | | | | |
| 1/15/2013 | 60 | Manual | 2,000 C | | | | | | 5/23/2013 | Info Fm Prmt | EMK | Ellen K | | | | | |
| | | | | | | | | | 5/16/2013 | Info Fm Prmt | EMK | Ellen K | | | | | |
| | | | | | | | | | 12/19/2008 | Measured | 372 | PATRIOT | | | | | |
| | | | | | | | | | 11/18/1999 | Meas/Inspect | 268 | PATRIOT | | | | | |
| | | | | | | | | | 7/12/1993 | | EK | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.12808 Total SF/SM: 5579 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 411,158 Spl Credit Total: 411,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION

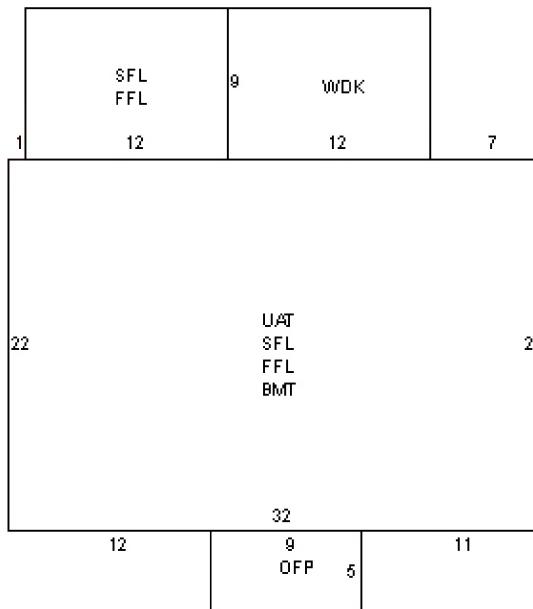
| | |
|---------------|-------------------|
| Type: | 15 - Old Style |
| Sty Ht: | 2A - 2 Sty +Attic |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 2 - Conc. Block |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | GRAY |
| View / Desir: | |

BATH FEATURES

| | | |
|------------|---|--------------|
| Full Bath: | 2 | Rating: Good |
| A Bath: | 1 | Rating: Good |
| 3/4 Bath: | | Rating: |
| A 3QBth: | | Rating: |
| 1/2 Bath: | | Rating: |
| A HBth: | | Rating: |
| OthrFix: | | Rating: |

COMMENTS

| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|

SKETCH**GENERAL INFORMATION**

| | |
|---------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1925 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G14 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|----------------|--------------------|
| Avg Ht/FL: | STD |
| Prim Int Wall: | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | 4 - Carpet 50% |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 1 - Oil |
| Heat Type: | 3 - Forced H/W |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: 100 |
| Solar HW: | NO Central Vac: NO |
| % Com Wall | % Sprinkled: |

DEPRECIATION

| | | |
|-------------|---------------|-------|
| Phys Cond: | AG - Avg-Good | 26.4% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |

REMODELING

| Exterior: | No Unit | RMS | BRS | FL |
|------------|---------|-----|-----|----|
| Interior: | 1 | 6 | 3 | |
| Additions: | | | | |
| Kitchen: | | | | |
| Baths: | | | | |
| Plumbing: | | | | |
| Electric: | | | | |
| Heating: | | | | |
| General: | | | | |
| Totals | 1 | 6 | 3 | |

RES BREAKDOWN

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------|--------------|-----------|-----------|--------------|
| FFL | First Floor | 812 | 166.020 | 134,811 |
| SFL | Second Floor | 812 | 166.020 | 134,811 |
| BMT | Basement | 704 | 79.690 | 56,103 |
| UAT | Upper Attic | 176 | 66.410 | 11,688 |
| WDK | Deck | 108 | 15.030 | 1,623 |
| OPF | Open Porch | 45 | 43.340 | 1,950 |
| Net Sketched Area: | | 2,657 | Total: | 340,986 |
| Size Ad | 1624 | Gross Are | 3185 | FinArea 2046 |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 130.00 |
| Size Adj.: | 1.29655170 |
| Const Adj.: | 0.98500049 |
| Adj \$ / SQ: | 166.024 |
| Other Features: | 120218 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 461205 |
| Depreciation: | 121758 |
| Depreciated Total: | 339447 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|--------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | AvRate: | Ind.Val | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Juris. Factor: | 1.00 | Before Depr: | 166.02 | |
| Special Features: | 0 | Val/Su Net: | 127.74 | |
| Final Total: | 339400 | Val/Su SzAd: | 208.99 | |

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

PARCEL ID: 149.0-0003-0015.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3 | Garage | D | Y | 1 | 12X21 | A | FR | 1934 | 24.92 | T | 50 | 101 | | | 3,100 | | | 3,100 |

IMAGE

AssessPro Patriot Properties, Inc